

Augusta Richmond County *Emergency Municipal Building Façade Inspection*

Proposal Clarifications Revision 1

March 8, 2024

Kuhlke Construction & Associates, Inc. (KCA) has made a commitment to this project and is devoted to achieving the goals demanded by Augusta Richmond County. Additionally, we recognize the critical importance of effective collaboration and communication between Kuhlke Construction and the Owner. Often it takes a dedicated commitment by all participants in the project to fully communicate the intended form and function desired to achieve a final product that will most efficiently and economically achieve the project goals.

It is our hope that we have correctly evaluated the scope of work required by Augusta Richmond County and that our proposal represents exactly ALL the work requested and nothing more than that required to complete the project as currently conceived. We believe that the detailed listing offered below is an effective method for ensuring that Kuhlke Construction is correctly planning to achieve the results required by the Owner.

BACKGROUND:

Augusta-Richmond County Municipal Building built in 1957 is the marble clad home of Augusta and Richmond County governments. Currently the marble cladding is reportedly showing signs of distress. Recently marble copings were removed as well as marble panels directly below the coping exposing corroded marble panel clips. In addition, Kuhlke Construction & Associates, Inc. has observed marble panels that are visibly out of plane. Kuhlke Construction & Associates, Inc. (KCA) has partnered with Structural Preservation Systems, LLC. (SPS) to develop access, rigging, and specialty investigation services for a design-build project delivery. The KCA/SPS team will perform services to provide findings of the current conditions of the marble panels along with making recommendations for a treatment options. The services outlined below will be conducted by a team of building scientists, roof/waterproofing consultants, specialty structural and restoration engineers with backgrounds in historical building envelope and general construction services. The specialists working on each project have extensive experience in such investigations. Conclusions will be drawn from on-site observations and interviews with users and management, maintenance personnel. Appropriate documents will be reviewed for orientation purposes. Except where indicated otherwise, no destructive testing, calculations, intrusive observations, or laboratory analysis is included in the services outline herein. KCA/ SPS team will require structural, architectural, and/or as-built drawings to perform our investigation. We trust that our team was provided adequate detail for your evaluation and expressed our desire to work with Johnson, Laschober & Associates, P.C., (JLA) and Augusta-Richmond County (ARC) on this important project.

The following outlines the project scope of services, working conditions, exclusions and support by others, safety considerations, estimated schedule, financials, suggested next step and attachments as they relate to this project. The

KCA/SPS team will perform the services listed below and to provide our findings of the current conditions of the marble panels along with recommendations for treatment options.

SCOPE OF SERVICE - PHASE 1 (Inspection Tasks 1 & 2):

Inspection Task 1 – Façade Observations, Drawing Review and Report:

- We HAVE included costs to perform a Detailed Façade Inspection. A detailed inspection is identified in ASTM E 2270 Standard Practice for Periodic Inspection of Building Facades for Unsafe Conditions as; visual observation from less than 6 ft and tactile evaluation of façade components, including camera inspection probing and non-destructive testing to observe concealed conditions of wall construction.
- We HAVE included costs to review, if available, leak logs / reports, and other pertinent data from previous building envelope studies provided by the owner.
- We HAVE included costs to review available drawings of the building to attempt to determine the details of construction.
- We HAVE included costs to mobilize to the site and provide access (rope access, swing stage set on roof by crane and manlifts) as required. Rigging and suspended scaffold setups will be installed per OSHA regulation. We have **NOT** included costs for additional requirements beyond OSHA regulations. We have assumed this scope of work will be completed in one mobilization and uninterrupted work schedule while onsite.
- We HAVE assumed parking will be made available for our employees and service vehicles.
- We HAVE included costs for temporary panel fencing around the building's immediate perimeter (excludes parking lots, parking areas may need to be altered as needed for safety concerns) during the physical work. If it is deemed necessary due to life safety issues that temporary fence panels are required beyond the physical work period (1-2 weeks), additional cost may be incurred.
- We HAVE assumed daytime working hours, Monday – Friday utilizing open shop labor without prevailing wages.
- We HAVE included costs to install two roof penetrating temporary tieback anchors on the roof for access rigging. Roof penetrations for these two temporary tiebacks will be patched once removed.
- We HAVE included costs to install temporary seal/caulk at all camera inspection probing locations with temporary sealant.
- We HAVE included costs to provide follow up of the façade inspection with a report of the findings along with recommendations, practical solutions to address the recommended repairs, and risk factors associated with the observed conditions, and recommendations for additional testing or exploratory openings; to help address reported conditions.
- We HAVE included costs for one (1) virtual meeting during normal business hours following delivery of the findings to review conditions and recommendations and answer questions related to the study.

Scope Clarifications

- We HAVE included an ALLOWANCE of \$25,000.00 for emergency repairs that would be required due to an immediate Life Safety issue. This allowance is added as costs to account for immediate but unidentifiable needs to resecure panels (not permanent), temporary resecure coping caps (not permanent), and costs potentially needed for additional exploratory inspections. Any additional work beyond the original Scope of Work will be performed on the following T&M rates:

Project Manager	\$200.00/hr.
Project Engineer	\$150.00/hr.
Supervision	\$175.00/hr.
Technician	\$85.00/hr.
Materials/Rentals	Cost plus 20%
Out of Town per diem	\$175/man per day

Contractor owned equipment will be billed at the current industry competitive rates.

- Upon Notice to Proceed, Inspection Task item 1 scope of services will commence with-in 7-10 business days. Estimated inspection duration is approx. 5-7 business days

Inspection Task 2 – Scope Confirmation and Budgetary Rough Order of Magnitude Estimate:

- We HAVE included costs to prepare scope of work task items which will include narrative descriptions of the work, along with a Budgetary Rough Order of Magnitude Estimate, this cannot be completed until after Inspection Task 1 items have all been finalized. Upon completion of Inspection Task item 1, KCA will work diligently with SPS and JLA to expedite Inspection Task 2 – Scope Confirmation and Budgetary Rough Order of Magnitude Estimate (Turnkey Construction Services) for JLA and Owners to review for approval prior to developing the supporting design documents (Phase II Design and Construction Services).

SCOPE CLARIFICATIONS:

- The project will be constructed in conformance with all applicable and governing building codes and ordinances. We have **NOT** included costs for Building Permits and Inspection Fees as required by the governing authority. KCA has assumed that a Permit will not be required for the Inspection work being performed during this phase.
- We have included Project Administration & Management expenses in our general condition's costs. KCA has included these costs as a reimbursable expense for the administration and management of the project from the contractor's home office. Note that in the case of a "*Cost of Work Plus a Fixed Fee with a GMP*" type of agreement, this cost must be specifically defined in the contract as a reimbursable expense. It is assumed that this is acceptable to the Owner and that this provision will be included in the final contract.
- We HAVE included costs for Worker's Compensation Insurance and General Liability Insurance at statutory limits. We have **NOT** included Professional Liability Insurance. It is assumed that this is not a requirement.
- We HAVE included "Builder's Risk" Insurance in our proposed contract cost.

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- We have **NOT** included “Owner’s Protective” Insurance in our proposed contract cost. It is assumed that Owner’s Protective Insurance is not required for this project.
- We **HAVE** included costs for a Performance & Payment Bond for this project.
- We have **NOT** included any costs for removal or remediation of existing environmental or life safety hazards such as Asbestos, Lead Paint, Mold or PCBs.
- We have **NOT** included financing costs in our offering. It is assumed that the Owner will make regular progress payments as specifically noted in the contract document. Please refer to the agreement for any fees and interest expenses that may apply to late payments to KCA.
- We have **NOT** included cost for night, weekend or overtime work, it is assumed that all work will be performed Monday-Friday normal working hours.
- Due to the volatility in the cost of materials and services, KCA cannot guarantee the costs presented in this package any longer than **Fifteen (15) days** from the date of this offering. KCA has observed that very few vendors or subcontractors will guarantee their pricing beyond a fifteen-day (15) term. KCA cannot accept liability for escalation of costs due to an excessive delay in commitment. KCA reserves the right to revise our proposal if this proposal is not accepted and a contract executed within 30 days of the date of this presentation.
- KCA has assumed that the clarifications presented here are acceptable to the Owner and will be included as an exhibit to the contract agreement.
- KCA has **NOT** included cost for **Phase II** professional design services required to produce construction drawings and specifications for the Architectural design, Structural Engineering, Mechanical & Electrical Engineering, Civil Design & Engineering, Structural Design & Engineering. It is assumed that this is not required at this phase of the project but will likely require this professional service in resolving
- KCA has **NOT** included costs for temporary electricity and water consumption expenses in our offering. KCA will provide labor, materials, and equipment necessary to distribute power and water from the assigned source to the project site. It is expected that Augusta Richmond County will bear the consumption costs of all temporary and permanent utilities (*electricity, water*) for the duration of the project at no cost to KCA. We have assumed two 30A 220v circuits will be available on the roof for two swing stage scaffolds.
- We **HAVE** included costs to provide temporary toilets for all construction labor during the term of construction.
- We **HAVE** included costs to provide all necessary tools, equipment, hoisting, staging, scaffolding, safety equipment and temporary construction required to construct KCA’s scope of work for the project as currently contemplated.
- We have **NOT** included costs to remove and replace all joint caulking on the façade. This will be performed under (Phase II Design and Construction Services) of this project.
- We have **NOT** included costs for security guards or escorts while onsite.
- We have **NOT** included costs to repair or replace the existing roof systems in this proposal. This scope of work will be performed under phase II of this project.

Scope Clarifications

SCOPE OF SERVICE - PHASE 2 (DESIGN DOCUMENTS & PHYSICAL CONSTRUCTION):

Design Development: Scope of Services to Be Determined.

Construction Services: Scope of Work to Be Determined.